



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Dec 15, 2021 01:01 PM Fee: \$38.00

**2021273750**

\*Electronically Recorded\*

**MANAGEMENT CERTIFICATE  
GILBERT LANE MASTER LANE COMMUNITY, INC.**

The undersigned, being an Officer of Gilbert Lane Master Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Gilbert Lane (the "Subdivision Development").
2. The name of the Association is Gilbert Lane Master Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Gilbert Lane, Phase One, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201000015 in the Official Public Records of Travis County, Texas.

Gilbert Lane, Phase Two, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201800284 in the Official Public Records of Travis County, Texas.

Gilbert Lane, Phase Two-A, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201900173 in the Official Public Records of Travis County, Texas.

Gilbert Lane, Phase Three, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201700018 in the Official Public Records of Travis County, Texas.

Gilbert Lane, Phase Three-A, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201900174 in the Official Public Records of Travis County, Texas.

Gilbert Lane, Phase 4, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201900175 in the Official Public Records of Travis County, Texas.

Gilbert Lane, Phase 4, Amended Plat of Lot 2, Block F, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 202000241 in the Official Public Records of Travis County, Texas.

Gilbert Lane, Phase 5, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201900176 in the Official Public Records of Travis County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities, recorded at Document No. 2006204183 in the Official Public Records of Travis County, Texas.

Notice of Non-Applicability of Land, recorded at Document No. 2010153028 in the Official Public Records of Travis County, Texas.

Amendment to Notice of Non-Applicability, recorded at Document No. 2015029338 in the Official Public Records of Travis County, Texas.

Gilbert Lane Amended and Restated Master Covenant, recorded at Document No. 2015032251 in the Official Public Records of Travis County, Texas.

Gilbert Lane Development Area Declaration [Residential], recorded at Document No. 2015032311 in the Official Public Records of Travis County, Texas.

Gilbert Lane Notice of Applicability [Residential], recorded at Document No. 2015032455 in the Official Public Records of Travis County, Texas.

Gilbert Lane Community Manual, recorded at Document No. 2015172720 in the Official Public Records of Travis County, Texas.

Deed without Warranty, recorded at Document No. 2018050542 in the Official Public Records of Travis County, Texas.

Gilbert Lane Notice of Applicability [Residential], recorded at Document No. 2018172115 in the Official Public Records of Travis County, Texas.

Gilbert Lane Notice of Applicability [Residential] [Phases 2A, 3A, 4 and 5], recorded at Document No. 2019165270 in the Official Public Records of Travis County, Texas.

Secondary Access Easement, recorded at Document No. 2020214384 in the Official Public Records of Travis County, Texas.

5. The name and mailing address of the Association is:

Gilbert Lane Master Community, Inc.  
c/o Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613  
Tel: (512) 918-8100  
Email: [pamco@pamcotx.com](mailto:pamco@pamcotx.com)

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00

Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

This Management Certificate is effective as of the 6 day of December, 2021.

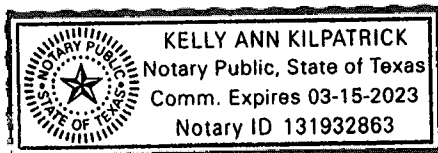
GILBERT LANE MASTER COMMUNITY, INC., a Texas  
nonprofit corporation

By: \_\_\_\_\_  
Name: Doug Plas  
Title: AGENT

THE STATE OF TEXAS       §

COUNTY OF TRAVIS       §

This instrument was acknowledged before me on 6 day of December, 2021, by  
Doug Plas, Registered Agent for Gilbert Lane Master Community, Inc., a  
Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Kelly A. Kilpatrick  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

MANAGEMENT CERTIFICATE  
GILBERT LANE MASTER COMMUNITY, INC.